

**AGENDA**  
**CITY OF STURGEON BAY**  
**CITY PLAN COMMISSION**  
Wednesday, March 15, 2017  
6:00 p.m.  
Council Chambers, City Hall  
421 Michigan Street

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from February 15, 2017.
4. Floodplain Zoning Code amendment to change the floodplain zoning district boundaries for a vacant parcel located between 129 W Juniper Street and 147 W. Juniper Street, owned by Nancy Schopf, parcel #281-64-61001702:

Presentation  
Public Hearing  
Consideration of

5. Conceptual Planned Unit Development for Will Estes, LLC (Jason Estes, Agent), to convert an existing commercial garage into a duplex, located at 39 W. Maple Street, parcel #281-12-10021702.
6. Discussion of:       Zoning code amendment to allow accessory dwelling units.
7. Public comment on Plan Commission related items.
8. Adjourn.

*NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.*

Notice is hereby given that a majority of the Common Council may be present at this meeting to gather information about a subject over which they have decision-making responsibility. If a quorum of the Common Council does attend, this may constitute a meeting of the Common Council and is noticed as such, although the Common Council will not take any formal action at this meeting.

Plan Commission Members:

Rick Wiesner – Chair  
Ron Vandertie  
Mike Gilson  
Jeff Norland  
Robert Starr  
Dennis Statz  
Steven Hurley

3/10/17  
2:00 p.m.  
CN

**CITY PLAN COMMISSION**  
Wednesday, February 15, 2017

A meeting of the City Plan Commission was called to order at 6:04 p.m. by Chairperson Rick Wiesner in the Council Chambers, City Hall, 421 Michigan Street.

**Roll call:** Members Bob Starr, Rick Wiesner, Steven Hurley, and Dennis Statz were present. Excused: Members Jeff Norland and Mike Gilson. Absent: Ron Vandertie. Staff present were Planner/Zoning Administrator Ryan Kernosky, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

**Adoption of agenda:** Moved by Mr. Hurley, seconded by Mr. Statz to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from January 18, 2017.
4. Zoning map amendment from Multiple-Family Residential (R-4) to Mixed Commercial-Residential (C-5) for Peninsula Vision Care, located at 1532 Michigan Street, parcel #281-62-22000120.  
Presentation  
Public hearing  
Consideration of
5. Zoning map amendment from Light Industrial (I-1) to Agricultural (A) for Arthur and Darlene Hohlfelder on a portion of tax parcel #281-66-12001202, located at 1342 Green Bay Road.  
Presentation  
Public hearing  
Consideration of
6. Zoning map amendment from Central Business District (C-2) to Mixed Commercial-Residential (C-5) for properties located within the Jefferson Street Corridor.  
Presentation  
Public hearing  
Consideration of
7. Public comment on Plan Commission related items.
8. Adjourn.

Carried.

**Approval of minutes from January 18, 2017:** Moved by Mr. Starr, seconded by Mr. Statz to approve the minutes from January 18, 2017. All ayes. Carried.

**Zoning map amendment from Multiple-Family Residential (R-4) to Mixed Commercial-Residential (C-5) for Peninsula Vision Care, located at 1532 Michigan Street, parcel #281-62-22000120.**

**Presentation:** Dr. Paul Filar, owner of Peninsula Vision Care, stated that he would like to be compliant with the rest of the neighbors. Changing the zoning to C-5 would allow more security if he were to expand and add more employees. A presentation was also given at the previous Plan Commission meeting.

**Public hearing:** Chairperson Wiesner opened the public hearing at 6:06 p.m. No one spoke during the hearing in favor or in opposition. There were no letters of correspondence.

The public hearing was declared closed at 6:07 p.m.

**Consideration of:** Mr. Kernosky stated that the C-5 district would allow Dr. Filar to expand without a conditional use. It makes sense to rezone the property to C-5 with all the abutting commercial properties.

Mr. Olejniczak added that expansions would still have to go before the Aesthetic Design & Site Plan Review Board for approval. The Plan Commission can attach conditions to an approval if desired. The rezoning is compliant with the Comprehensive Plan.

A short discussion was held. Moved by Mr. Statz, seconded by Mr. Starr to take action on this item at this meeting. All ayes. Carried.

Moved by Mr. Statz, seconded by Mr. Starr to recommend to Council a zoning map amendment from Multiple-Family Residential (R-4) to Mixed Commercial-Residential (C-5) for Peninsula Vision Care, located at 1532 Michigan Street, parcel #281-62-2200120. All ayes. Carried.

**Zoning map amendment from Light Industrial (I-1) to Agricultural (A) for Arthur and Darlene Hohlfelder on a portion of tax parcel #281-66-12001202, located at 1342 Green Bay Road:**

**Presentation:** Art Hohlfelder stated that this parcel has quite a bit of wetland. It is a large parcel. There is nothing planned in regard to development for the back of the parcel at this time. A presentation was also given at the previous Plan Commission meeting.

**Public hearing:** Chairperson Wiesner opened the public hearing at 6:11 p.m.

Chris Kellems, 120 Alabama Street, stated that she was generally in favor of the rezoning for the property owners to get tax relief. She would like to see a diagonal line drawn on that plat and turn the I-1 into Conservation land, along with every other property to the east of that. The property along the west side should also be turned into Conservancy in the future. She also thought the property would be great for cottage development. She also suggested harvesting some of the trees. She referred to it as a problem parcel.

There were no letters of correspondence.

The public hearing was declared closed at 6:17 p.m.

**Consideration of:** Mr. Kernosky gave a background on the parcel. The parcels to the east of the existing property and across from the former Cadence location, were formally part of the Precision Industrial Park. It was undeveloped because of the wetlands. Zoning to Conservancy is a potential option, but prohibits building. The existing homestead is zoned Agricultural. Commercial zoning would be retained along Green Bay Road. The Comprehensive Plan calls for Mixed Residential use in the future. Staff is supportive to rezoning the property to Agricultural (A).

Mr. Olejniczak stated that there are no facilities located in that area and no intention of extending sewer and water in the near future. Conservancy has merit. The City does have a Shoreland-Wetland Zoning Code. Because of the existing pond, the Shoreland-Wetland overlay district would apply. There is currently no formal delineation and he does not have a problem with rezoning to Agricultural.

After further discussion, it was moved by Mr. Statz, seconded by Mr. Starr to take action on this item at this meeting. All ayes. Carried.

Moved by Mr. Statz, seconded by Mr. Starr to recommend to Council a zoning map amendment from Light Industrial (I-1) to Agricultural (A) for Arthur and Darlene Hohlfelder on a portion of tax parcel #281-66-12001202. All ayes. Carried.

**Zoning map amendment from Central Business District (C-2) to Mixed Commercial-Residential (C-5) for properties located within the Jefferson Street Corridor:**

**Presentation:** Mr. Kernosky stated that the City has been working on the potential rezoning of the Jefferson Street corridor from C-2 to C-5 for quite some time. C-5 offers more flexibility of uses and up to 50% of the floor area can be used for residential use. The rezoning will bring everything into conformity. Several legal non-conforming homes would be brought into conforming uses. C-5 is also more restrictive as far as signage. A neighborhood meeting was held, as well as conducting surveys of the property owners. All were supportive of the rezoning from C-2 to C-5.

**Public hearing:** Chairperson Wiesner opened the public hearing at 6:25 p.m.

Steve Allen, 616 Jefferson Street, stated that he owned the building for two years. He had operated a book store on the lower level and the upper level has a small apartment. He is supportive of the rezoning. The home was built for a residence. Due to ADA regulations he would not be able to install a required bathroom. Someone is currently interested in purchasing the property for a residence use only, with the option for commercial.

Ms. Nault read one letter in favor of the rezoning from Mark Struck, 714 Jefferson Street.

The public hearing was declared closed at 6:30 p.m.

**Consideration of:** With no discussion, it was moved by Mr. Statz, seconded by Mr. Starr to take action on this item at this meeting. All ayes. Carried.

Moved by Mr. Statz, seconded by Mr. Starr to recommend to Council a zoning map amendment from Central Business District (C-2) to Mixed Commercial-Residential (C-5) for properties located within the Jefferson Street Corridor. All ayes. Carried.

**Public comment on Plan Commission related items:** There was no public comment.

**Adjourn:** Moved by Mr. Statz, seconded by Mr. Hurley to adjourn. Carried. Meeting adjourned at 6:31 p.m.

Respectfully submitted,



Cheryl Nault  
Community Development Secretary

**EXECUTIVE REPORT**  
TO THE  
City Plan Commission

**Subject: Floodplain Zoning Code Amendment – Removal from Floodplain for Parcel # 281-64-61001702**

**Background:** Nancy Schopf (Adam Kozlowski, agent) is petitioning to amend the floodplain zoning district boundaries for their vacant property located between 129 W Juniper Street and 147 W Juniper Street, parcel # 281-64-61001702. The majority of the parcel is currently within the floodfringe district (FF) under the Floodplain Zoning Code. The floodplain boundary is based upon the regional flood elevation, which is 585.0 feet above sea level.

The subject lot originally had a single-family dwelling that was destroyed by fire about 20 years ago. It has been vacant since that time. Ms. Schopf purchased the property in 2014 and desires to construct a single-family dwelling on it. Residential development within the floodfringe district is permitted provided it meets certain standards for flood-proofing. These include raising the elevation of the building to the flood protection elevation (2 feet above the flood elevation – 587.0') and filling to a minimum height of one foot above the flood elevation (586.0') around the foundation for 15 feet beyond the structure. The subject lot is relatively narrow at 53 feet wide. To comply with the fill rule on the sides of the dwelling, the buildable width of the lot is reduced to 23 feet and retaining walls along the side lot lines are necessary.

In April 2016, Ms. Schopf petitioned the Zoning Board of Appeals to grant a variance from the 15-foot fill distance requirement of the floodplain zoning code. The requested variance was for the fill on the sides of the proposed single-family dwelling to only extend 10 feet out and start at elevation 587.40' and taper down to the current grade of 584' at the lot line (rather than extending for 15 feet at elevation 586.0'). In addition to the floodplain zoning code variance, the petition also asked for a variance from the maximum length to width ratio of 2.5 to 1 for a dwelling under the regular zoning code. During the public hearing several neighbors spoke out against the variances. Both variances were ultimately denied by the Zoning Board of Appeals.

The other option to develop the property is to remove the land from the floodplain. Under the floodplain zoning code in order to remove the land from the floodplain, it must be filled at least two feet above the regional flood elevation, is contiguous to land outside the floodplain and the floodplain boundaries are formally amended pursuant to the procedures of the code. After the variances were denied, Ms. Schopf and Mr. Kozlowski, her builder, decided to fill the property to bring it out of the regulated floodplain. They applied for and received a land disturbance permit to raise the grade of the lot.

**Procedures for Amending Floodplain Zoning District Boundaries:** Under s. 23.08(2), an amendment to the floodplain zoning district boundaries does not become effective until the following steps happen:

1. The applicant submits the necessary information showing compliance with the code.
2. A public hearing is held before the Plan Commission.
3. The Plan Commission makes its recommendation to the Common Council.
4. The Council approves the change to the floodplain zoning district boundaries.
5. The Department of Natural Resources reviews and approves the amendment.

**Floodplain Standards:** The applicant filled the lot during 2016. Based upon the submitted info the site meets the standards of the code as follows:

- Connected to lands outside of the floodplain boundary – the rear portion of the lot is outside of the floodplain and the filled area connects to that portion.
- Filled to at least two feet above the 585.0 regional flood elevation – per the elevation exhibit prepared by Mau & Associate the area of removal is at least elevation 587.0.
- Development shall not block the conveyance of floodwaters or increase regional flood height by 0.01 foot or more – the site is within the floodfringe of the bay and will not impact flood flow. A letter from project engineer Tonya Wagner of Mau & Associates was submitted showing that the regional flood elevation will not be increased Compliance with FEMA Technical Bulletin 10-01 – A letter from project engineer Troy Vetort of River Valley Testing Corp was submitted ensuring that the standards of FEMA were met and the site is reasonably safe from flooding.
- Letter of Map Revision from FEMA – the regional flood elevation and floodplain boundary maps are administered by the Federal Emergency Management Agency. On January 12, 2017 FEMA issued its Letter of Map Revision based on Fill (LOMR-F) to remove the subject area from the floodplain.

**Other Considerations:** During the previous public hearing for the variances, some of the neighbors expressed concerns that the development of the lot would impact drainage. The City Engineer in issuing the land disturbance permit determined that the fill would not impact the drainage. Runoff from the site already went along the east and west lot lines toward Juniper Street and fill would not increase the amount of runoff. However, to ensure that the drainage around the lot remains consistent, he recommends that slight swales along the lot lines be maintained and that the downspouts for the proposed home be directly connected to the storm sewer within Juniper Street.

Because an amendment to the floodplain zoning district boundary is rare, the Community Development Director asked the City Attorney to review the procedures and the standards upon which the Common Council would approve an amendment. The City Attorney's opinion is that the City's role is secondary to FEMA and the DNR. If FEMA elects to amend its floodplain map, the City should respond by changing floodplain zoning district boundaries. The response from the City Attorney is included in the packet of materials.


If the requested amendment to the floodplain zoning district boundary is approved, development of the lot would still have to comply with the requirements of the regular zoning code (Chapter 20), including minimum side yards, length to width ratio for the home and all other zoning regulations. It is noted that Ms. Schopf has revised her house plans to comply with the maximum 2.5 to 1 length to width ratio. Based upon the revised plans, the proposed home meets the zoning code provisions if the floodplain zoning district boundary is amended.

**Plan Commission Options:** The Plan Commission has the following options:

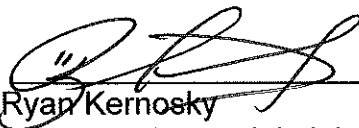
- 1) Recommend approval of the floodplain zoning district boundary amendment.
- 2) Recommend approval of the floodplain zoning district boundary with conditions.
- 3) Recommend denial of the floodplain zoning district boundary amendment.

**Community Development Staff Recommendation:** The Community Development Staff is recommending approval of the floodplain zoning district boundary amendment with the following conditions:

- 1) Roof drains are to be connected directly to the storm sewer system.
- 2) Swales are to be graded and maintained along the side property lines to prevent runoff from flowing onto the adjoining lots.

Prepared by:   
Marty Olejniczak  
Community Development Director

3/10/17  
Date

Reviewed by:   
Ryan Kernosky  
Planner / Zoning Administrator

3/10/2017  
Date

Reviewed by:   
Chad Shefchik  
City Engineer

3-10-17  
Date



Date Received: 2/13/17  
 Fee Paid: \$ 350.00  
 Received By: [Signature]

## CITY OF STURGEON BAY ZONING/REZONING APPLICATION

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	Adam Kozlowski	Nancy Schopf + Fred Bowen
Company	C+C Custom Buildings	
Street Address	950 Challenger Dr	2468 Ironwood Dr.
City/State/Zip	Green Bay, WI 54311	Green Bay, WI 54304
Daytime Telephone No.	920-360-0529	920-499-5819
Fax No.	920-468-3242	

**STREET ADDRESS OF SUBJECT PROPERTY:** Vacant lot between 129 W. Juniper &  
**Location if not assigned a common address:** 147 W. Juniper

**TAX PARCEL NUMBER:** 281 6461001702

**CURRENT ZONING CLASSIFICATION:** FLOOD FRINGE DISTRICT

**CURRENT USE AND IMPROVEMENTS:**  
Vacant Lot

**ZONING DISTRICT REQUESTED:** Removal from Flood Plain

**COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY:** High Density Single family

**PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:**  
 North: Open Space + Recreation  
 South: High Density Single Family  
 East: High Density Single Family  
 West: High Density Single Family

**ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:**

North: CONDONANCE - OPEN WALKS  
South: R-2 - SINGLE FAMILY HOME  
East: R-2 - SINGLE FAMILY HOME  
West: R-2 - SINGLE FAMILY HOME

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? NO IF YES, EXPLAIN:

Attach a full legal description (preferably on disk), 8-1/2" X 11" location map, and Agreement for Reimbursement of expenses.

Nancy E. Schopf Nancy E. Schopf 2/13/17  
Property Owner (Print Name) Signature Date

Adam Kozlowski [Signature] 2/13/17  
Applicant/Agent (Print Name) Signature Date

I, Adam Kozlowski, have attended a review meeting with at least one member of staff and understand that I am responsible for sign placement and following all stages listed on the check list in regard to the applicant.

2/13/17 [Signature] [Signature]  
Date of review meeting Applicant Signature Staff Signature

**Attachments:**  
Procedure & Check List  
Agreement For Reimbursement of Expenses

STAFF USE ONLY

Application conditions of approval or denial:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

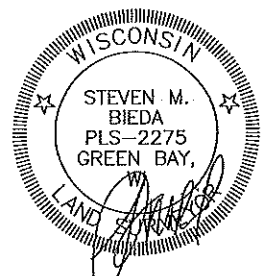
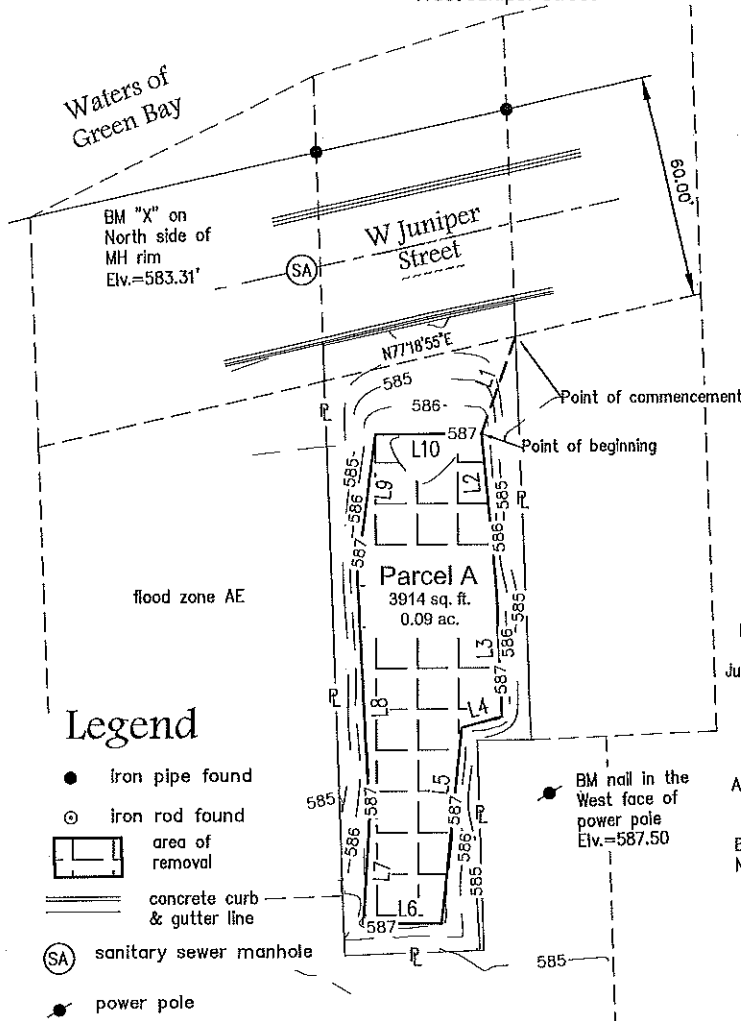
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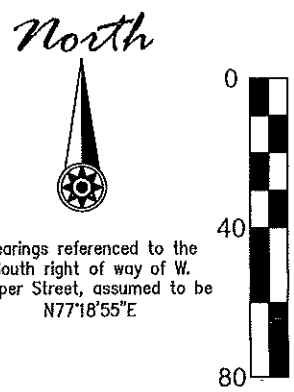
Date \_\_\_\_\_ Community Development Director \_\_\_\_\_

# ELEVATION EXHIBIT

Part of Lots 17 and 18, Subdivision 61, according to the recorded Assessor's Map of the City of Sturgeon Bay, City of Sturgeon Bay, Door County, Wisconsin.  
"West Juniper Street"



December 15, 2016



Bearings referenced to the South right of way of W. Juniper Street, assumed to be N77°18'55"E

According to FEMA FIRM Map #55029C0459C, the 100YR flood elevation is 585. Elevations referenced to the NAVD 88 benchmark datum.

Line Table		
Line #	Length	Direction
L1	27.28	S20° 04' 41"W
L2	41.98	S05° 16' 01"E
L3	33.96	S02° 28' 14"E
L4	11.41	S74° 31' 15"W
L5	52.41	S06° 04' 05"W
L6	20.92	N89° 57' 15"W
L7	28.50	N03° 34' 11"E
L8	65.17	N02° 42' 27"W
L9	37.47	N07° 38' 05"E
L10	28.47	N89° 36' 51"E

Area of Removal  
Parcel A

Part of Lots 17 and 18, Subdivision 61, according to the recorded Assessor's Map, City of Sturgeon Bay of the City of Sturgeon Bay, Door County, Wisconsin, more fully described as follows:

Commencing at the intersection of the East property line with the South right of way of W. Juniper Street; thence S20°04'41"W, 27.28 feet to the point of beginning; thence S5°16'01"E, 41.98 feet; thence S2°28'14"E, 33.96 feet; thence S74°31'15"W, 11.41 feet; thence S6°04'05"W, 52.41 feet; thence N89°57'15"W, 20.92 feet; thence N3°34'11"E, 28.50 feet; thence N2°42'27"W, 65.17 feet; thence N7°38'05"E, 37.47 feet; thence N89°36'51"E, 28.47 feet to the point of beginning  
area contains 3914 Sq. Ft. / 0.09 Ac. more or less.

Scale: 1" = 40'

Client: C & C Custom Homes **Mau & Associates**  
 Tax Parcel: 281-64-61001702  
 Drafted By: JRW  
 File: C-8215lcmr f 8916.dwg  
 LAND SURVEYING & PLANNING  
 CIVIL & WATER RESOURCE ENGINEERING  
 Phone: 920-434-9670 Fax: 920-434-9672

Sheet One of One  
 Project No.: C-8215  
 Drawing No.: L-9697



# Federal Emergency Management Agency

Washington, D.C. 20472

January 12, 2017

THE HONORABLE THAD BIRMINGHAM  
MAYOR, CITY OF STURGEON BAY  
909 JEFFERSON PLACE  
STURGEON BAY, WI 54235

CASE NO.: 17-05-1502A  
COMMUNITY: CITY OF STURGEON BAY, DOOR  
COUNTY, WISCONSIN  
COMMUNITY NO.: 550111

DEAR MR. BIRMINGHAM:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Revision based on Fill (LOMR-F) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Sincerely,

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration

## LIST OF ENCLOSURES:

LOMR-F DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator  
Community Map Repository  
Region  
Mr. Steven Bieda



# Federal Emergency Management Agency

Washington, D.C. 20472

## **ADDITIONAL INFORMATION REGARDING LETTERS OF MAP REVISION BASED ON FILL**

When making determinations on requests for Letters of Map Revision based on the placement of fill (LOMR-Fs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMR-F is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMR-F *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMR-F provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMR-F is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMR-F must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

The NFIP offers two types of flood insurance policies to property owners: the low-cost Preferred Risk Policy (PRP) and the Standard Flood Insurance Policy (SFIP). The PRP is available for 1- to 4-family residential structures located outside the SFHA with little or no loss history. The PRP is available for townhouse/rowhouse-type structures, but is not available for other types of condominium units. The SFIP is available for all other structures.

Additional information on the PRP and how a property owner can qualify for this type of policy may be obtained by contacting the Flood Insurance Information Hotline, toll free, at 1-800-427-4661. Before making a final decision about flood insurance coverage, FEMA strongly encourages property owners to discuss their individual flood risk situations and insurance needs with an insurance agent or company.

The revisions made effective by a LOMR-F are made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448) 42 U.S.C. 4001-4128, and 44 CFR Part 65.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to revise an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

To ensure continued eligibility to participate in the NFIP, the community must enforce its floodplain management regulations using, at a minimum, the flood elevations and zone designations shown on the NFIP map, including the revisions made effective by LOMR-Fs. LOMR-Fs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

FEMA does not print and distribute LOMR-Fs to primary map users, such as local insurance agents and mortgage lenders; therefore, the community serves as the repository for LOMR-Fs. FEMA encourages communities to disseminate LOMR-Fs so that interested persons, such as property owners, insurance agents, and mortgage lenders, may benefit from the information. FEMA also encourages communities to prepare articles for publication in the local newspaper that describe the changes made and the assistance community officials will provide in serving as a clearinghouse for LOMR-Fs and interpreting NFIP maps.

When a restudy is undertaken, or when a sufficient number of revisions occur on particular map panels, FEMA initiates the printing and distribution process for the panels and incorporates the changes made effective by LOMR-Fs. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. If the results of particular LOMR-Fs cannot be reflected on the new map panels because of scale limitations, FEMA notifies the community in writing and revalidates the LOMR-Fs in that letter. LOMR-Fs revalidated in this way usually will become effective 1 day after the effective date of the revised map.



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF STURGEON BAY, DOOR COUNTY, WISCONSIN	A portion of Lots 17 and 18, Subdivision 61, as described in the Warranty Deed recorded as Document No. 560373, in Volume 613, Pages 980 and 981, in the Office of the Register of Deeds, Door County, Wisconsin  The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 550111	
AFFECTED MAP PANEL	NUMBER: 55029C0459C	
	DATE: 3/2/2009	

FLOODING SOURCE: STURGEON BAY	APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 44.830757, -87.388094 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83
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### DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
17-18	--	61	West Juniper Street	Portion of Property	X (unshaded)	--	--	587.0 feet

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

**ADDITIONAL CONSIDERATIONS** (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION STATE LOCAL CONSIDERATIONS  
PORTIONS REMAIN IN THE SFHA  
STUDY UNDERWAY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING at the intersection of the East property line with the South right of way of W. Juniper Street; thence S20°04'41 "W, 27.28 feet to the point of beginning; thence S5°16'01"E, 41.98 feet; thence S2°28'14"E, 33.96 feet; thence S74°31'15"W, 11.41 feet; thence S6°04'05"W, 52.41 feet; thence N89°57'15"W, 20.92 feet; thence N3°34'11"E, 28.50 feet; thence N2°42'27"W, 65.17 feet; thence N7°38'05"E, 37.47 feet; thence N89°36'51"E, 28.47 feet to the POINT OF BEGINNING

#### PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

#### STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

#### STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

A handwritten signature in black ink, appearing to read "Luis V. Rodriguez".

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration



**MAU & ASSOCIATES-LLP**

**LAND SURVEYING & PLANNING ◊ CIVIL & WATER RESOURCE ENGINEERING**

**400 SECURITY BOULEVARD ◊ GREEN BAY, WI 54313 ◊ PHONE (920) 434-9670 ◊ FAX (920) 434-9672**

December 1, 2016

Marty Olejniczak  
City of Sturgeon Bay  
421 Michigan Street  
Sturgeon Bay, WI 54325

Dear Mr. Olejniczak,

I am writing in response to a request for engineering documentation to show that the filling of parcel 2816461001702 located on West Juniper Street in the City of Sturgeon Bay will not affect the regional flood elevation by a height of 0.01 feet or more.

The parcel in question is located approximately 95 feet from Sturgeon Bay which is a bay of Green Bay and ultimately part of Lake Michigan. Sturgeon Bay proper has a 4,945 acre (215,386,776 square feet) surface area. This subject parcel is 11,732 square feet. Of that, 6,625 square feet is within the flood fringe of Sturgeon Bay. Of the 6,625 square feet within the flood fringe, approximately 2,415 square feet (0.0000866 square miles) is being proposed to be filled above the flood elevation of 585. The volume of fill area is approximately 215 cubic yards.

Flood studies are created with floodway and flood fringe. Flood fringe is the area on the edges of the flooded area that have little to no water movement associated with them. When calculating flood study elevations, the flood fringe area is blocked off from being counted as water storage. This is done because flood fringe is allowed to be filled in. So in essence, this area of fill is already accommodated for in the calculations.

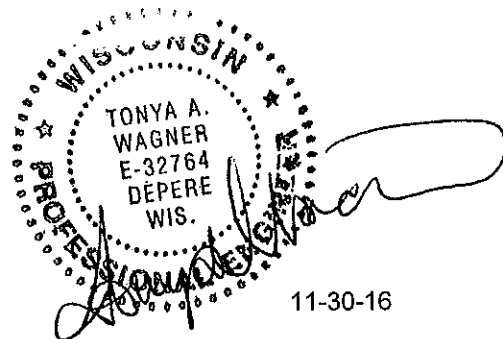
However, to further show the negligibility of the fill on the flood elevation, we will calculate the 215 cubic yards (5,805 cubic feet) of filled area (water displaced) and distribute that over the surface area of Sturgeon Bay which is 4,944.6 acres (215,386,776 square feet) and we would get a water surface elevation increase of 0.000027 feet. This depth of water increase is considerably less than the 0.01 feet allowed by code.

Therefore, it is my professional opinion, the filling of parcel 2816461001702 located on West Juniper Street in the City of Sturgeon Bay will not increase the floodplain elevations by 0.01 feet or more.

Feel free to contact me if you have further questions in this matter,



Tonya Wagner, P.E.



11-30-16



RIVER VALLEY TESTING CORP.

1280 Parkview Road  
Green Bay, WI 54304  
Office: 920/347-9040  
Fax: 920/347-9044

October 20, 2016

Mr. Adam Kozlowski  
C & C Custom Builders  
e) adam@candccustombuilders.com

Subj: Letter of Compliance  
Technical Bulletin 10-01  
New Residence – W Juniper Street  
Parcel #281 6461001702  
Sturgeon Bay, Wisconsin  
RVT #G16-225

Mr. Kozlowski:

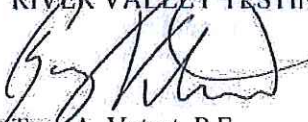
The purpose of this letter is to assure the proper placement of fill and construction in the Special Flood Hazard Area (SFHA) in the unincorporated areas of Door County and in any incorporated communities that by contract are administered by Door County. This will assure that the minimums of Technical Bulletin 10-01 are being met or exceeded to ensure that development of the area is reasonably safe from flooding. Failure to supply Door County with this letter shall be grounds for the community to not sign the Community Acknowledgment Form (CAF) which is required for submittal of a Letter of Map Revision based on Fill (LOMR-F) to FEMA. The community may not recognize that the area is removed from the SFHA.

I, Troy Vetort, hereby certify that on October 20, 2016 verification was made that the above mentioned development is reasonable safe from flooding in accordance with the guidance provided within FEMA's Technical Bulletin 10-01 related to ensuring that structures are reasonably safe from flooding and in accordance with the accepted professional practices. This letter of compliance is limited to the items checked on the attached "Simplified Approach – Design Requirements" from FEMA Technical Bulletin 10-01.

If you have any questions or need additional information, please contact me at 920/347-9040.

Sincerely,

RIVER VALLEY TESTING CORP.



Troy A. Vetort, P.E.  
Project Engineer

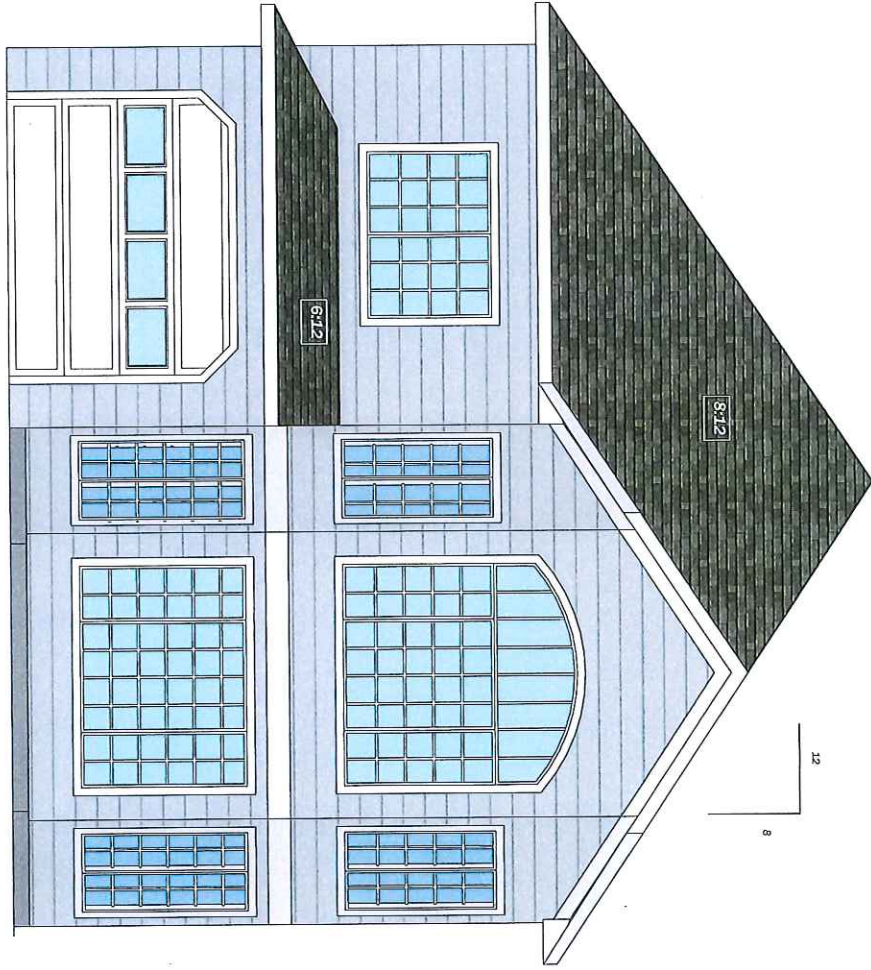


## Simplified Approach

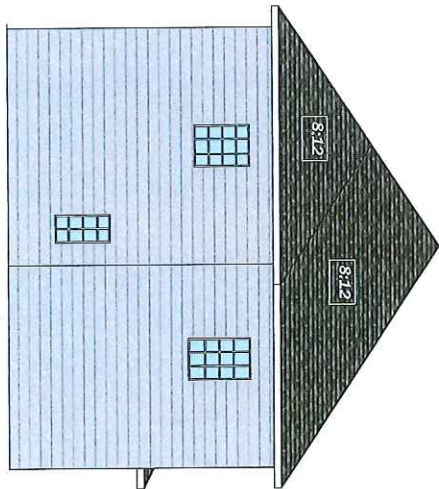
### Design Requirements

If, for a building and building site, **all** the requirements listed below are met (see Figure 10), the building is reasonably safe from flooding. If all of these requirements are not met, the more detailed analysis described under Engineered Basement Option, on page 19 of this bulletin, should be performed to determine whether the building is reasonably safe from flooding.

- The ground surface around the building and within a defined setback distance from the edge of the SFHA (see next item) must be at or above the BFE.
- The setback is the distance from the edge of the SFHA to the nearest wall of the basement. The minimum allowable setback distance is 20 feet.
- The ground around the building must be compacted fill; the fill material—or soil of similar classification and degree of permeability—must extend to at least 5 feet below the bottom of the basement floor slab.
- The fill material must be compacted to at least 95 percent of Standard Laboratory Maximum Dry Density (Standard Proctor), according to ASTM Standard D-698. Fill soils must be fine-grained soils of low permeability, such as those classified as CH, CL, SC, or ML according to ASTM Standard D-2487, *Classification of Soils for Engineering Purposes*. See Table 1804.2 in the 2000 *International Building Code (IBC)* for descriptions of these soil types.
- The fill material must be homogeneous and isotropic; that is, the soil must be all of one material, and the engineering properties must be the same in all directions.
- The elevation of the basement floor should be no more than 5 feet below the BFE.
- There must be a granular drainage layer beneath the floor slab, and a ¼-horsepower sump pump with a backup power supply must be provided to remove the seepage flow. The pump must be rated at four times the estimated seepage rate and must discharge above the BFE and away from the building. This arrangement is essential to prevent flooding of the basement or uplift of the floor under the effect of the seepage pressure.
- The drainage system must be equipped with a positive means of preventing backflow.
- Model building codes (such as the 2000 International Residential Code) also address foundation drainage (IRC Section R405) and foundation walls (IRC Section R404). Model building codes generally allow foundation drains to discharge through either mechanical means or gravity drains. In addition, there is often an exception to the requirement for drainage systems in well-drained soils. However, in or near floodplains, well-drained soils can, in fact, help convey groundwater towards the building foundation. Therefore, this exception should not apply in or near floodplains.



Front Elevation  
Scale  
1/2" = 1'



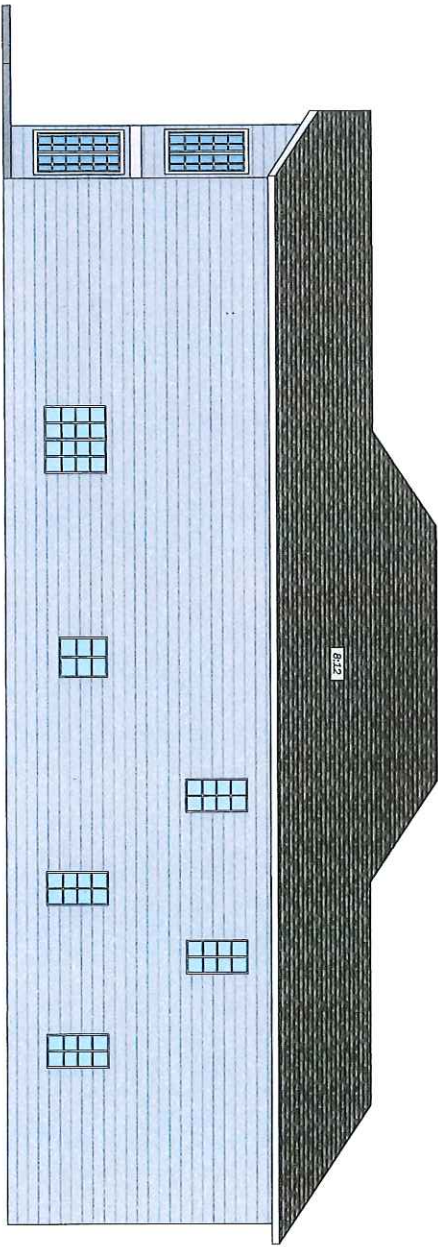
Rear Elevation  
Scale  
1/2" = 1'



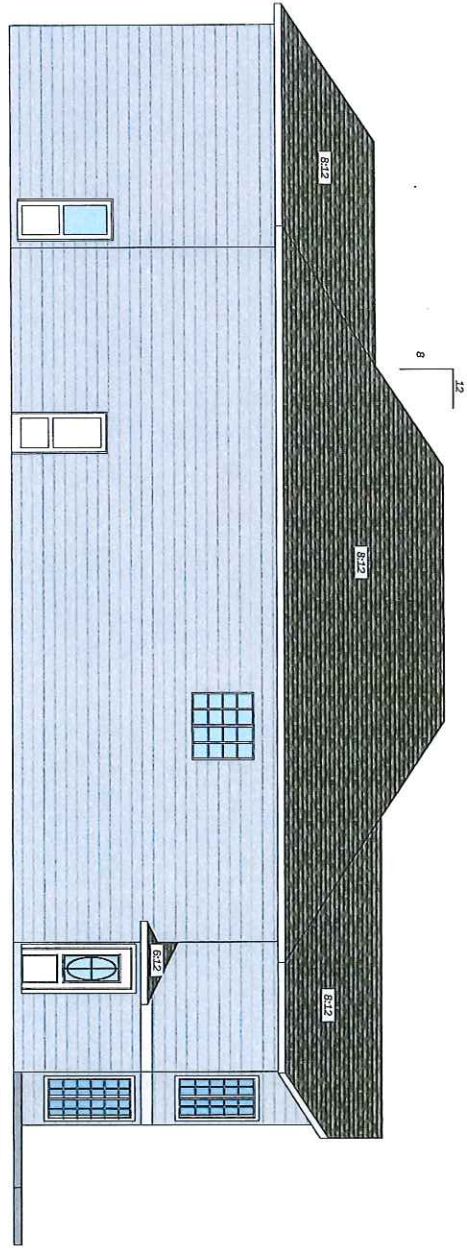
C and C Custom Builders  
650 Challenge Drive  
Green Bay, WI 54311  
920-448-3016

181516  
513136

SCHOOL



Right Elevation  
Scale  
1/4" = 1'



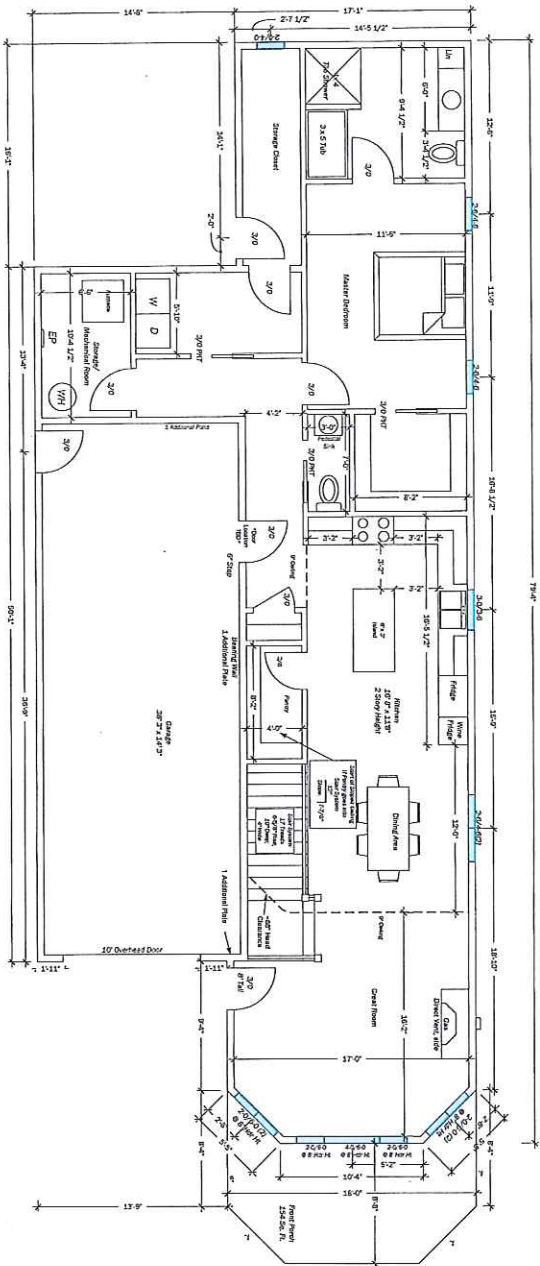
Left Elevation  
Scale  
1/4" = 1'



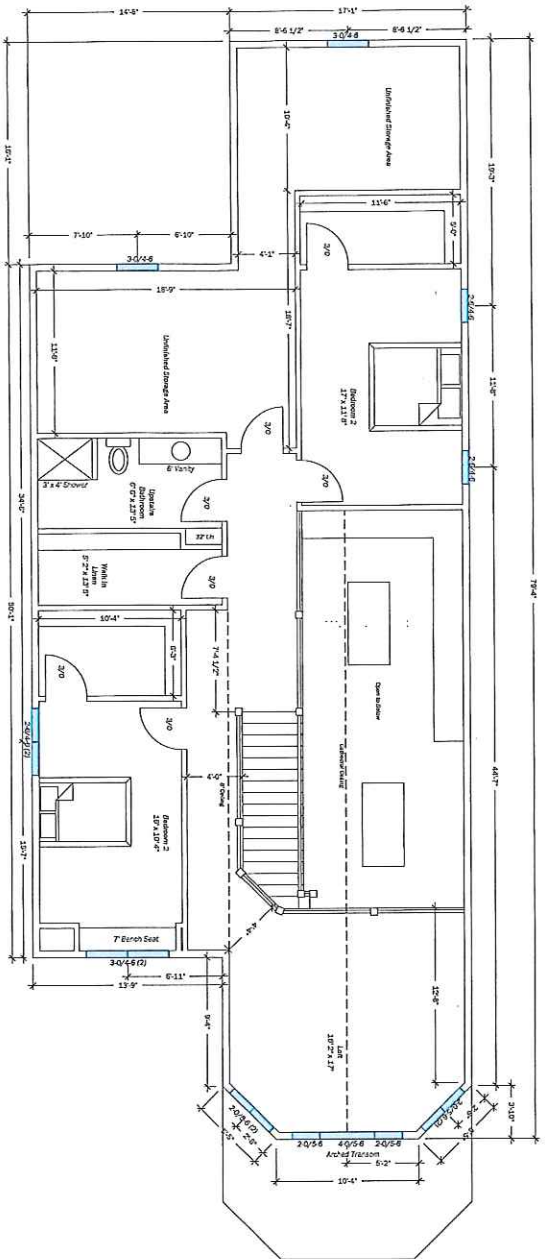
C and C Custom Builders  
950 Challenge Drive  
Cross Bay, WI 54911  
920.418.5035

3575E  
9/13/16

ARCHIT



**MAIN FLOOR PLAN**  
 9' ceiling ht.  
 1st Floor: 1,440 sq.ft.  
 Garage: 571 sq.ft.



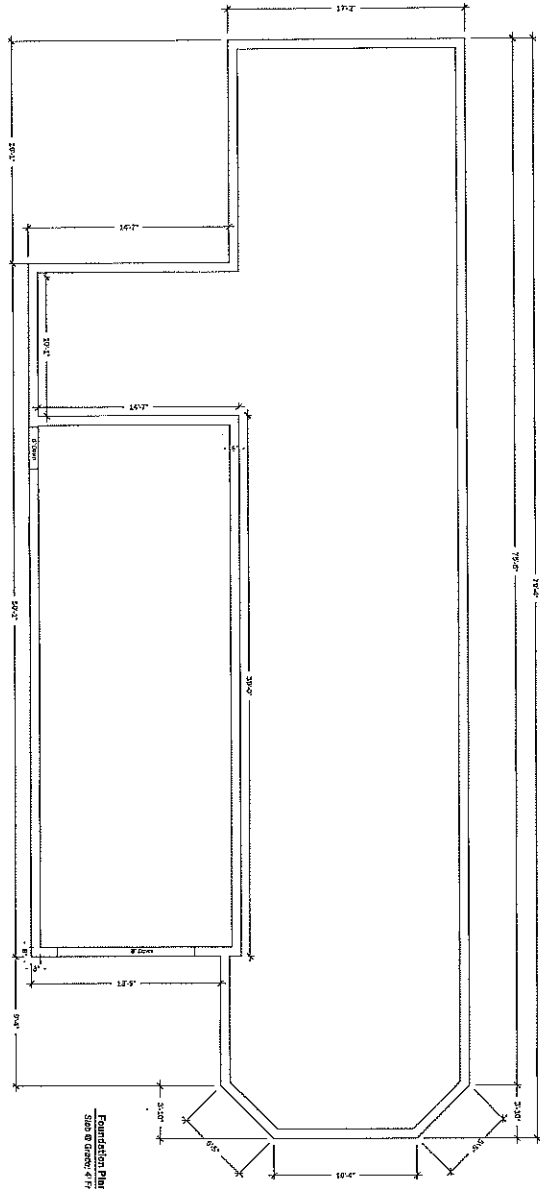
**SECOND FLOOR PLAN**  
 8' ceiling ht.  
 2nd Floor: 1,229 sq.ft.  
 Storage: 449 sq.ft.



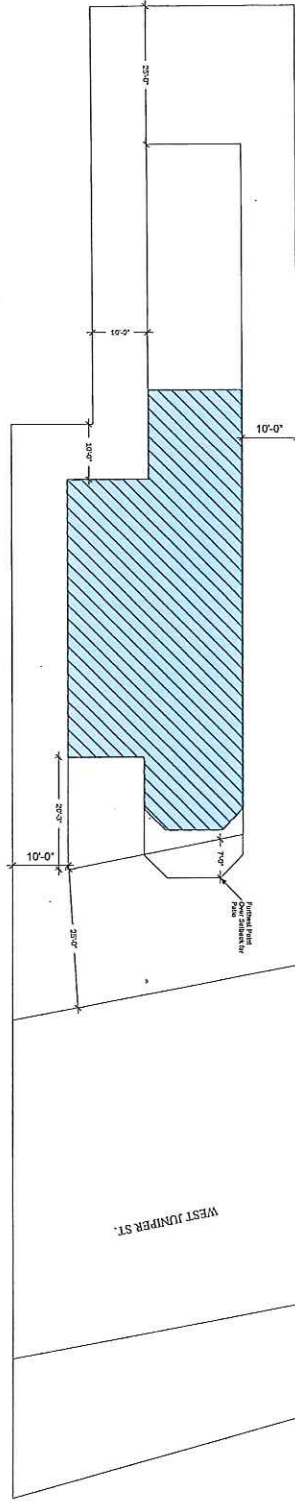
C and C Custom Builders  
 850 Challenger Drive  
 Green Bay, WI 54311  
 920-999-9999

1878E  
 5/13/18

ARCHIT



1" = 10'-0"  
FOOTING ON LOT

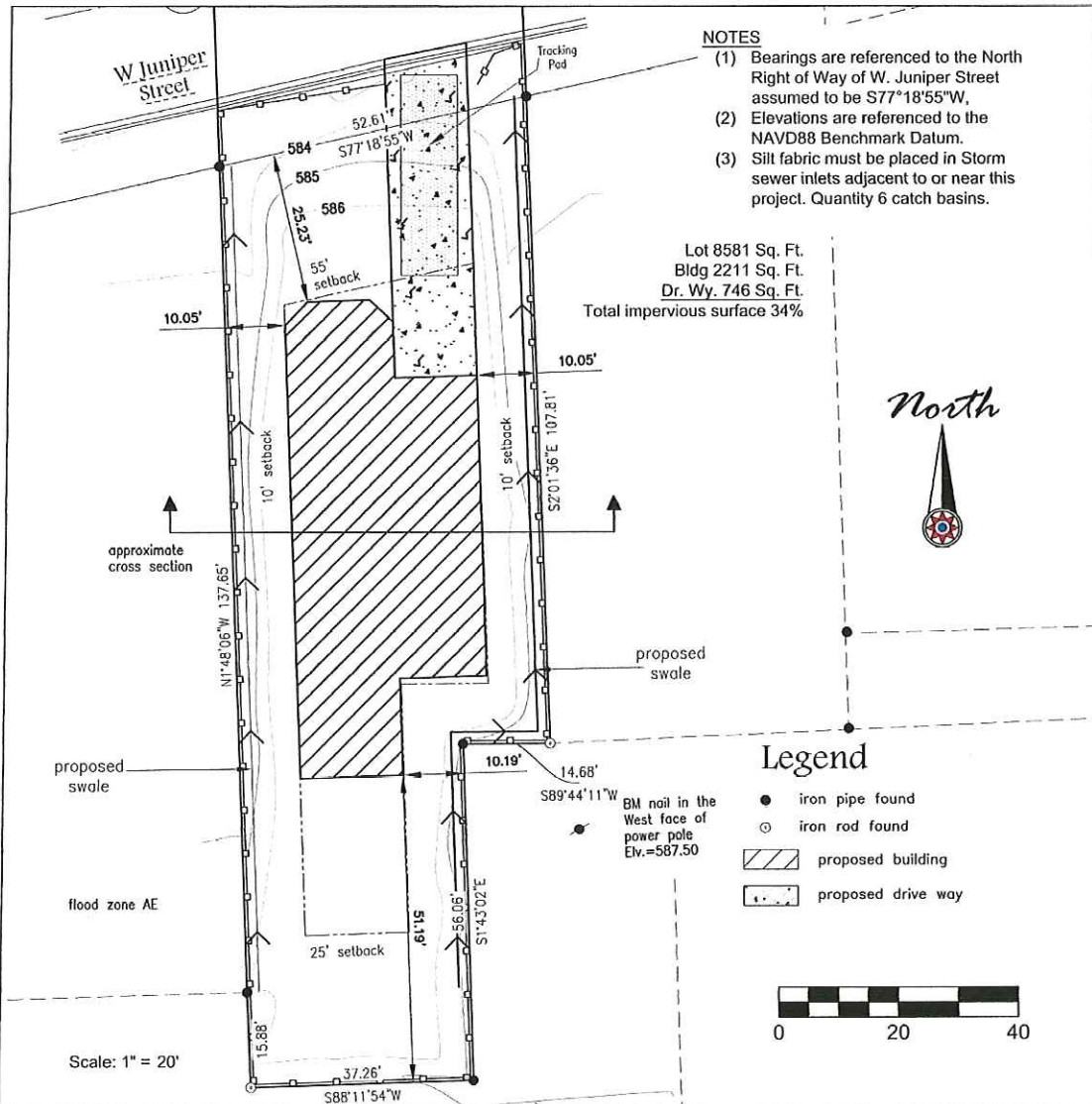
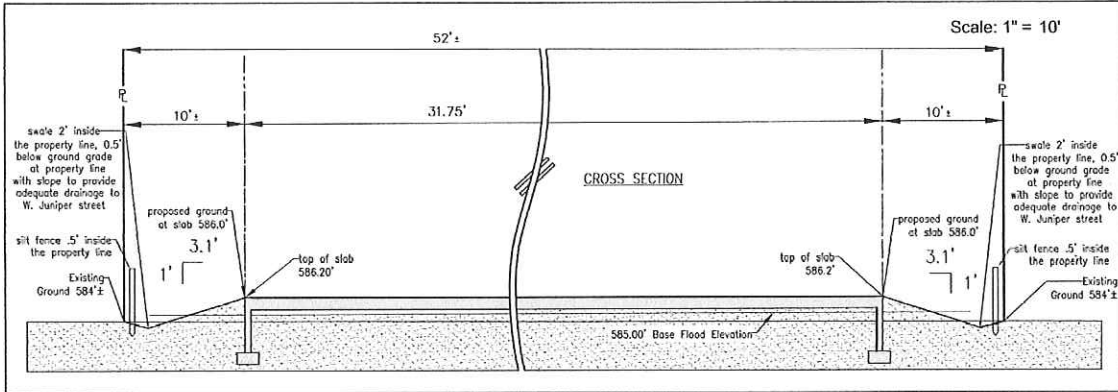


WEST JUNIPER ST.



# Site Plan

Part of Lots 17 and 18, Subdivision 61, according to the recorded Assessor's Map of the City of Sturgeon Bay of the City of Sturgeon Bay, Door County, Wisconsin.  
"West Juniper Street"

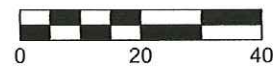


- NOTES**
- (1) Bearings are referenced to the North Right of Way of W. Juniper Street assumed to be  $S77^{\circ}18'55''W$ .
  - (2) Elevations are referenced to the NAVD88 Benchmark Datum.
  - (3) Silt fabric must be placed in Storm sewer inlets adjacent to or near this project. Quantity 6 catch basins.

Lot 8581 Sq. Ft.  
Bldg 2211 Sq. Ft.  
Dr. Wy. 746 Sq. Ft.  
Total impervious surface 34%



- Legend**
- iron pipe found
  - ⊙ iron rod found
  - ▨ proposed building
  - ▭ proposed driveway



Client: C & C Custom Homes  
Tax Parcel: 281-64-61001702  
Drafted By: JRW  
File: C-8215siteplan 030317.dwg

**Mau & Associates**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Fax: 920-434-9672

March 6, 2017

Sheet One of One  
Project No.: C-8215  
Drawing No.: X-774



JAMES R. SMITH  
RANDALL J. NESBITT\*†  
RICHARD A. HAUSER  
DAVID L. WEBER\*\*†  
JON R. PINKERT  
JENNIFER C. HOBART  
AMY M. SULLIVAN

454 KENTUCKY STREET  
P.O. BOX 89  
STURGEON BAY, WISCONSIN 54235-0089  
TELEPHONE (920)743-6505  
FACSIMILE (920)743-2041

HERMAN J. LEASUM (1910-2006)

**RETIRED:**  
JEFFERY M. WEIR  
ROGER PINKERT  
MARK A. JINKINS

\* Court Commissioner  
\*\* Also licensed in Iowa  
† Certified Civil Trial Specialist by  
National Board of Trial Advocacy

WRITER'S E-MAIL [rnesbitt@pinkertlawfirm.com](mailto:rnesbitt@pinkertlawfirm.com)

**NORTHERN DOOR OFFICE:**  
2294 SUNSET DRIVE  
SISTER BAY, WISCONSIN 54234  
TELEPHONE (920) 854-2616

June 1, 2016

Mr. Marty Olejniczak  
Community Development Director  
City of Sturgeon Bay  
421 Michigan Street  
Sturgeon Bay, WI 54235

**Re: Floodplain Amendments**

Dear Marty:

You have inquired as to the procedure set forth in Municipal Code Section 23.08 on amendments to the floodplain status of a particular property. In particular, the property involved is located on Juniper Avenue and was most recently denied a variance request.

My review of the Municipal Code suggests that Section 23.08 provides the basis for amendments of the floodplain status of a particular property. Section 23.08 (1) (a) provides that any change to the official floodplain zoning map requires an amendment. As I understand it, the property owner is seeking to have a Letter of Map Amendment issued by FEMA. The Letter of Map Amendment process conducted by FEMA is solely within their jurisdiction, and is done without any involvement of the City of Sturgeon Bay. In other words, FEMA alone decides whether to issue a Letter of Map Amendment on a particular property, even if it is located within the City of Sturgeon Bay.

As I see it, the involvement of the City of Sturgeon Bay in an issue involving a Letter of Map Amendment is really a secondary role. The entire floodplain zoning code of the City of Sturgeon Bay is based upon FEMA and DNR floodplain maps. If FEMA elects to amend its floodplain map, the City should respond by changing floodplain zoning district boundaries and amending the status of the property subject to the FEMA amendment. To do otherwise would suggest that the City is creating its own floodplain zoning categorization separate and apart from that of DNR and FEMA.

While Section 23.08 (2) requires that an amendment be subject to a properly noticed public hearing, in my view once DNR or FEMA has modified their floodplain maps, it is

Mr. Marty Olejniczak  
Community Development Director  
June 1, 2016  
Page 2

incumbent upon the City of Sturgeon Bay to change its floodplain characterization of the property subject to the amendment.

Therefore, if the property owner in this case obtained a Letter of Map Amendment, and then petitions for an amendment to the property designation under Code Section 23.08, the process should be engaged as laid out but should result in the City amending its floodplain zoning boundaries to be consistent with the map amendment adopted by FEMA.

If you have any questions regarding this or disagreement with my interpretation, I will be happy to discuss it.

Sincerely,

PINKERT LAW FIRM LLP

A handwritten signature in black ink, appearing to read "Randall J. Nesbitt". The signature is fluid and cursive, with a horizontal line underlining the name.

Randall J. Nesbitt

RJN:hb

F:\Clients\S\Sturgeon Bay-City\Opinions\floodplain map amendment 06-01-16.docx

## NOTICE OF PUBLIC HEARING

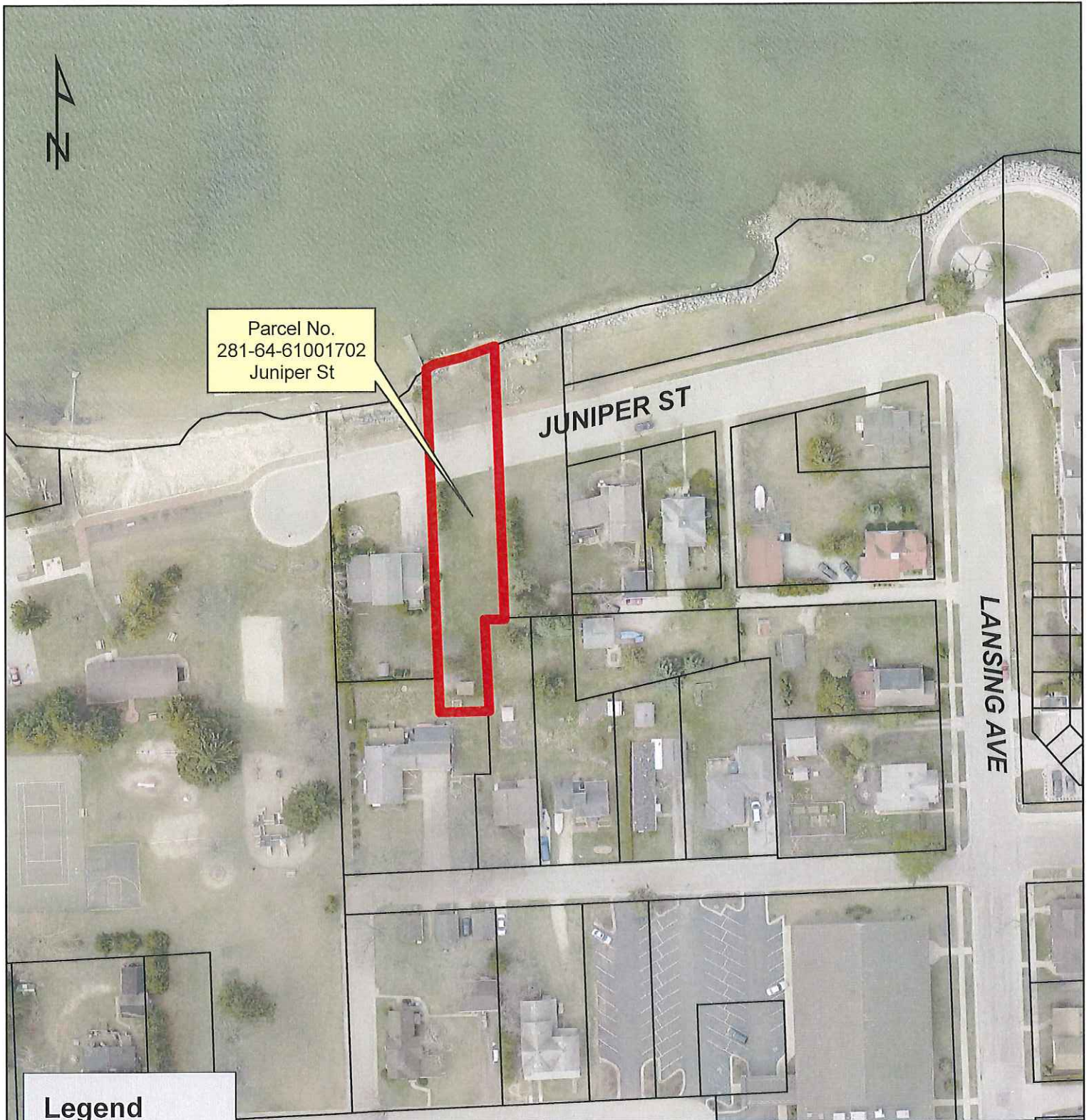
The City of Sturgeon Bay Plan Commission will hold a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Door County, Wisconsin on Wednesday, March 15, 2017, at 6:00 p.m. or shortly thereafter, regarding a petition from Nancy Schopf and Fred Bowen (Adam Kozlowski, Agent) to change the floodplain zoning district boundaries under Chapter 23 of the Municipal Code (Floodplain Zoning Code). The petitioners are requesting that their vacant parcel located between 129 W. Juniper Street and 147 W. Juniper Street, parcel #281-64-61001702, be removed from the Floodfringe district. The application is on file with the Community Development Department and can be viewed at City Hall, 421 Michigan Street, weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to attend the hearing and give testimony in favor or against the petition, either in person at the hearing or in writing.

By order of:  
City of Sturgeon Bay Plan Commission

# Location Map

## Public Hearing - Nancy Schopf

### Floodplain Zoning Removal



**NOTE: Public Hearing to be held March 15, 2017 at 6:00 PM  
in the City Council Chambers (City Hall, 421 Michigan St)**

April 11, 2016

May 11, 2016

February 24, 2017

Sturgeon Bay Zoning Board of Appeals  
421 Michigan Street  
Sturgeon Bay, I 54235

Members of the Board,

In April, not May, we received the City of Sturgeon Bay's Notice of Public Hearing related to the vacant parcel between 129 E Juniper Street and 147 W Juniper Street, parcel #281-64-61001702 and would like to go on record as being **against** the proposed variances. Our property, at 132 W Larch Street, is located directly SE of the vacant parcel indicated above.

With the increased lake levels, we are already struggling with continual excess moisture seeping in the basement floors. We are concerned that if the property's elevation is allowed to be raised, these conditions will intensify. We are also concerned with the possibility of our back property flooding, which we have just been made aware of having happened in the past.

Respectfully,

Jerry and Rhoda Wierer  
132 W Larch Street  
Sturgeon Bay, WI 54235

**Note:** On February 24, 2017, when this note is being added, we continue to have the same concerns as we did back in April of 2016. We would ask you to please take into account the probability of undo hardships that surrounding neighbors will have to endure as a result of allowing the plans of this house to be constructed. We would be at this meeting in March, but we are in Arizona for the month.

# MEMO

To: City Plan Commission  
From: Ryan Kernosky, Planner & Zoning Administrator  
Date: March 13, 2017  
Subject: Estes Conceptual Planned Unit Development

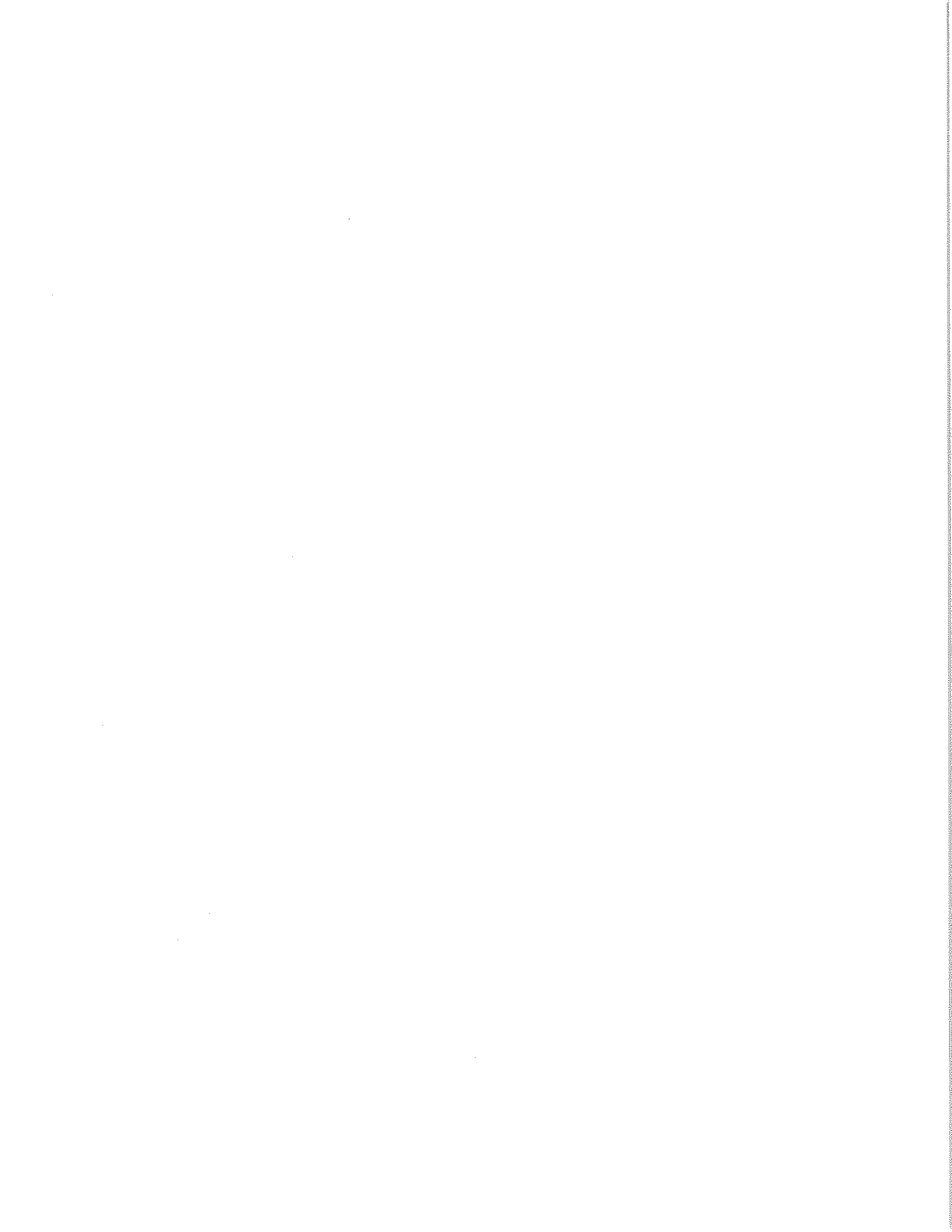
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Jason Estes (Jack Gigstead, Agent) is initiating a Planned Unit Development (PUD) to facilitate a two-family home on a parcel located behind 37 W Maple Street. The parcel has no frontage on any street, but has frontage on the alley between W Maple Street and W Oak Street. As it currently exists, a dilapidated storage building occupies the small parcel.

The property is currently zoned C-2. Making a duplex on this lot is problematic because of the residential floor area maximums (50%), density maximums, parking minimums, and setback minimums. Because PUD is a creative zoning, we believe this project justifies going through the PUD process, as any other use for the parcel is unlikely.

The first formal step in a PUD process is a conceptual review. The conceptual review allows for the applicant to provide an overview of the project and for Plan Commission members to provide feedback and direction to the petitioner prior to proceeding with the formal hearing and review/recommendation. Official action is not necessarily required during a conceptual review, but it allows and pertinent issues to be discussed. It allows for feedback on the general acceptability of the concept and on specific aspects that should be included, excluded, or otherwise addressed as the project moves along.

Mr. Gigstead is looking to follow the combined preliminary/final PUD procedures for the next phase of the PUD process. Within our PUD code, this is permitted, but requires approval of the Plan Commission at the time of conceptual review. I am recommending the Plan Commission review and approve a combined preliminary/final PUD process for this property.





NEEDS SIGN POT IN 10 DAYS PRIOR

# CITY OF STURGEON BAY PLANNED UNIT DEVELOPMENT APPLICATION

Date Received:	2/20/17
Fee Paid \$	450
Received By:	

Application For: Conceptual  Preliminary  Final  Combined Preliminary/Final   
 Note: There are different requirements for each of the above processes. A separate application is required for each.

NAME OF PROPOSED PLANNED UNIT DEVELOPMENT: ESTES 4-PLEX

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	JASON ESTES	WILL ESTES LLC
Company	PORTSIDE BUILDERS	39 W. MAPLE ST
Street Address		
City/State/Zip		STURGEON BAY/WI/54235
Daytime Telephone No.		920-743-2300-WORK #
Fax No.		920-493-8665-CELL

STREET ADDRESS(es) OF SUBJECT PROPERTY: 39 W. MAPLE STREET  
 Location if not assigned a common address: \_\_\_\_\_

TAX PARCEL NUMBER(s): 281 1210021702 R

AREA OF SUBJECT PROPERTY AND NO. OF LOTS: 0.08 ACRES

CURRENT ZONING CLASSIFICATION: C-2

CURRENT USE AND IMPROVEMENTS: COMMERCIAL GARAGE

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: CBD COMMERCIAL

WOULD APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT CONFORM WITH THE  
 COMPREHENSIVE PLAN? Yes  No  Explain: \_\_\_\_\_

PLEASE IDENTIFY SPECIFIC PROPOSED LAND USES. USES MUST IDENTIFY AND CORRESPOND TO A PARTICULAR LOT, LOCATION, BUILDING, ETC. ONE 4 UNIT MULTI FAMILY, ALL UNITS ARE SINGLE BEDROOM

**CURRENT USE AND ZONING OF ADJACENT SURROUNDING PROPERTIES:**

North: C-2, SINGLE FAMILY HOME  
South: C-2, PARKING LOT  
East: C-2, PARKING & GARAGE  
West: C-2, GARAGE & MIXED USED BUILDING

**COMPREHENSIVE PLAN DESIGNATION OF ADJACENT SURROUNDING LAND USES:**

North: CBD, COMMERCIAL  
South: CBD, "  
East: CBD, "  
West: CBD, "

IS ANY VARIANCE FROM COMPREHENSIVE PLAN, SUBDIVISION ORDINANCE, OR ZONING ORDINANCE BEING REQUESTED? If yes, describe:

YES - 1. RESIDENTIAL DENSITY  
2. ONE LESS PARKING SPOT

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? No IF YES, EXPLAIN:

Attach an 11" X 17" detailed site plan (if site plan is larger than 8-1/2" x 11", also include 20 copies folded to 8-1/2" X 11"), full legal description (preferably on disk), location map with site boundaries marked, proof of ownership, and Agreement for Reimbursement of expenses. Site or plot plan shall include dimensions of property, structures, building elevations, proposed site improvements, signature of person who drew plan, etc.

X JASON ESTES  
Property Owner (Print Name)

X [Signature]  
Signature

X 2/20/17  
Date

JACK GIGSTEAD/PORTSIDE BUILDERS  
Applicant/Agent (Print Name)

[Signature]  
Signature

02/20/2017  
Date

I, \_\_\_\_\_, have attended a review meeting with at least one member of staff and understand that I am responsible for sign placement and following all stages listed on the check list in regard to the applicant.

\_\_\_\_\_  
Date of review meeting

\_\_\_\_\_  
Applicant Signature

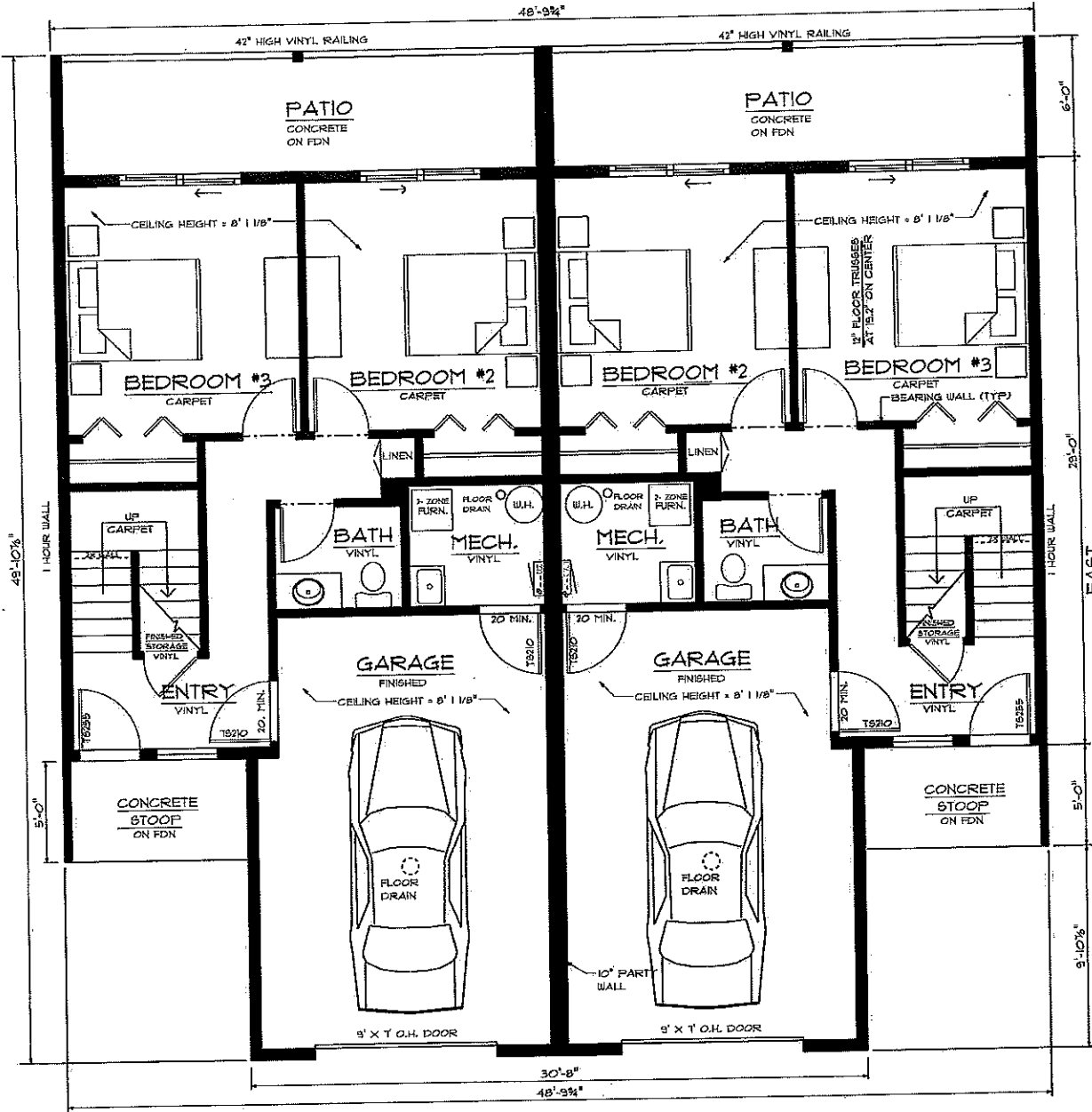
\_\_\_\_\_  
Staff Signature



02/24/2004

NORTH

48'-9 3/4"



SOUTH

# FIRST FLOOR PLAN

scale: 3/16" = 1'-0"

**GENERAL NOTES:**

- \*1. BUILDING IS SLAB ON FROST WALLS
- \*2. ALL WINDOWS AND PATIO DOORS ARE WHITE VINYL

## ESTES DUPLEX

39 W. MAPLE STREET  
STURGEON BAY, WI 54235

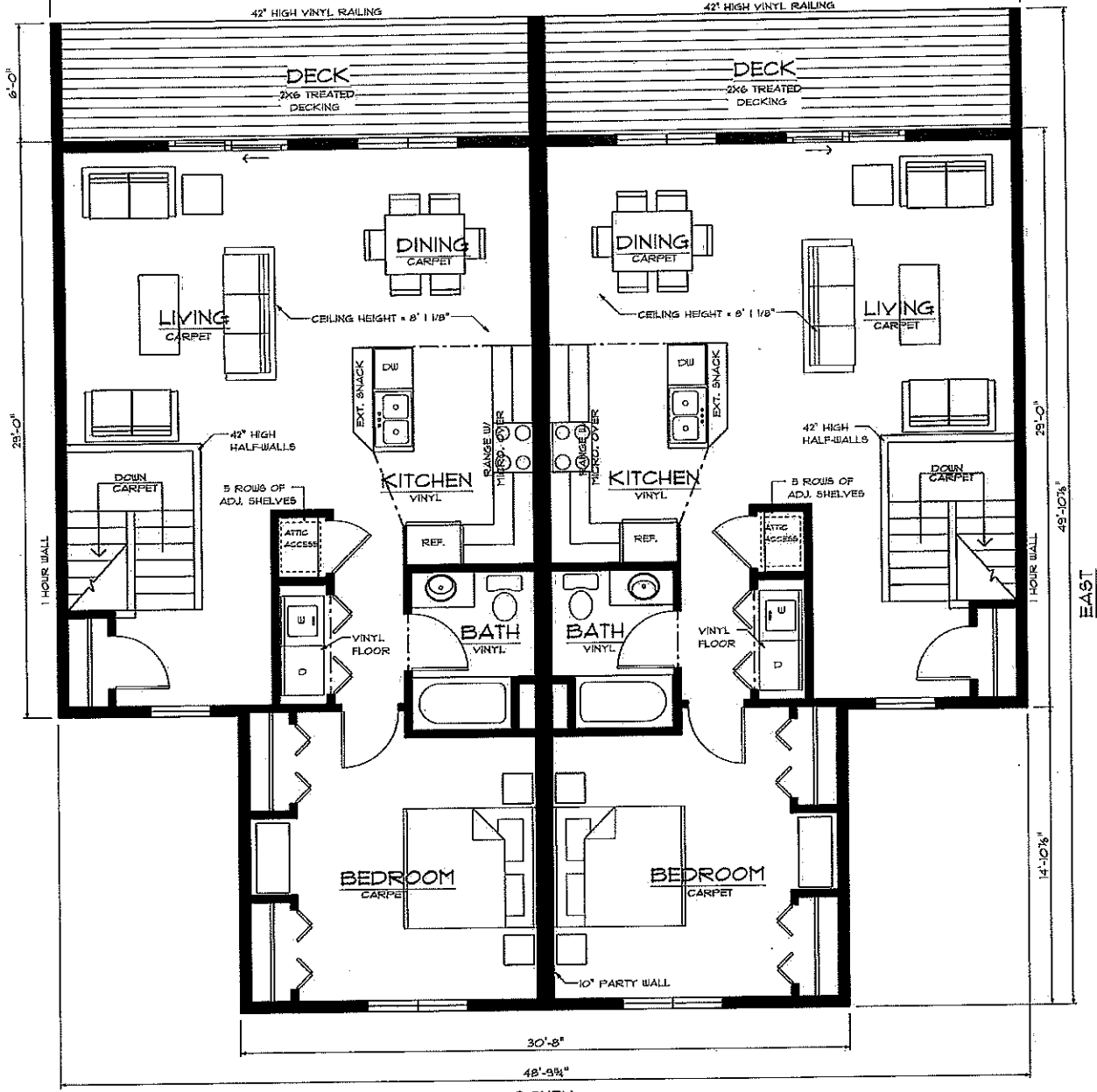
3/21/2011



HENRY M. ISAKSEN ARCHITECT/PLANNER  
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 119 SOUTH MADISON AVENUE  
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 EMAIL: HENRY@ISAKSENARCHITECTS.COM

NORTH

48'-9 3/4"



SOUTH

# SECOND FLOOR PLAN

scale: 3/16" = 1'-0"

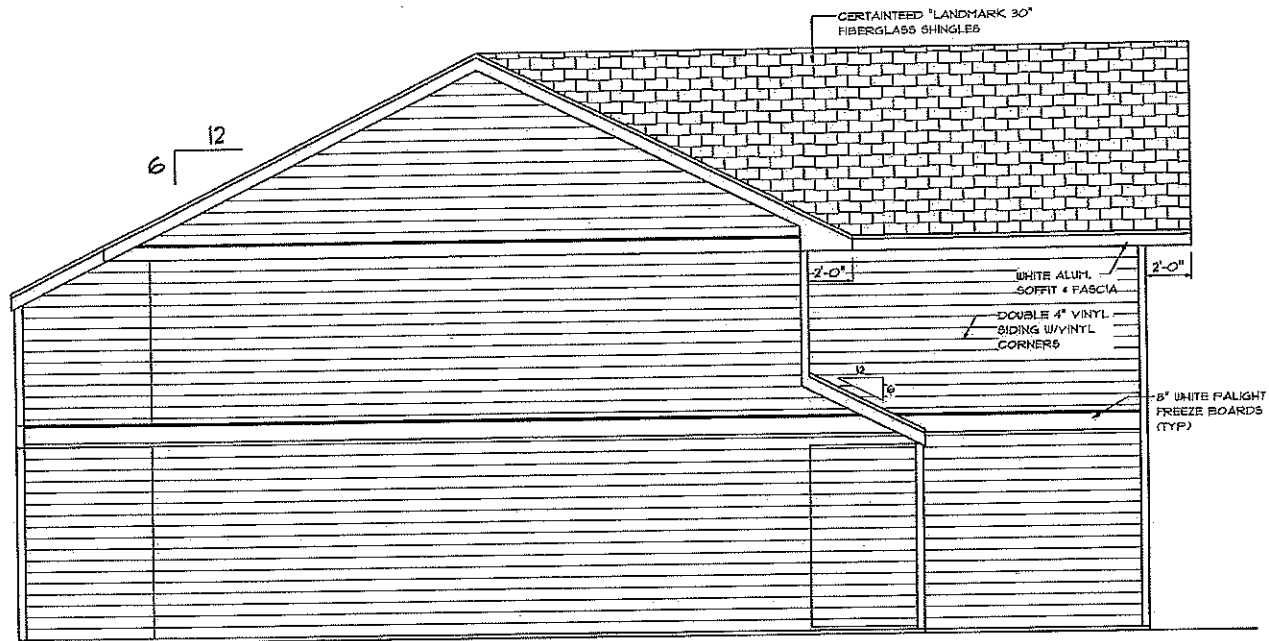
## ESTES DUPLEX

39 W. MAPLE STREET  
STURGEON BAY, WI 54235

3/2/2011

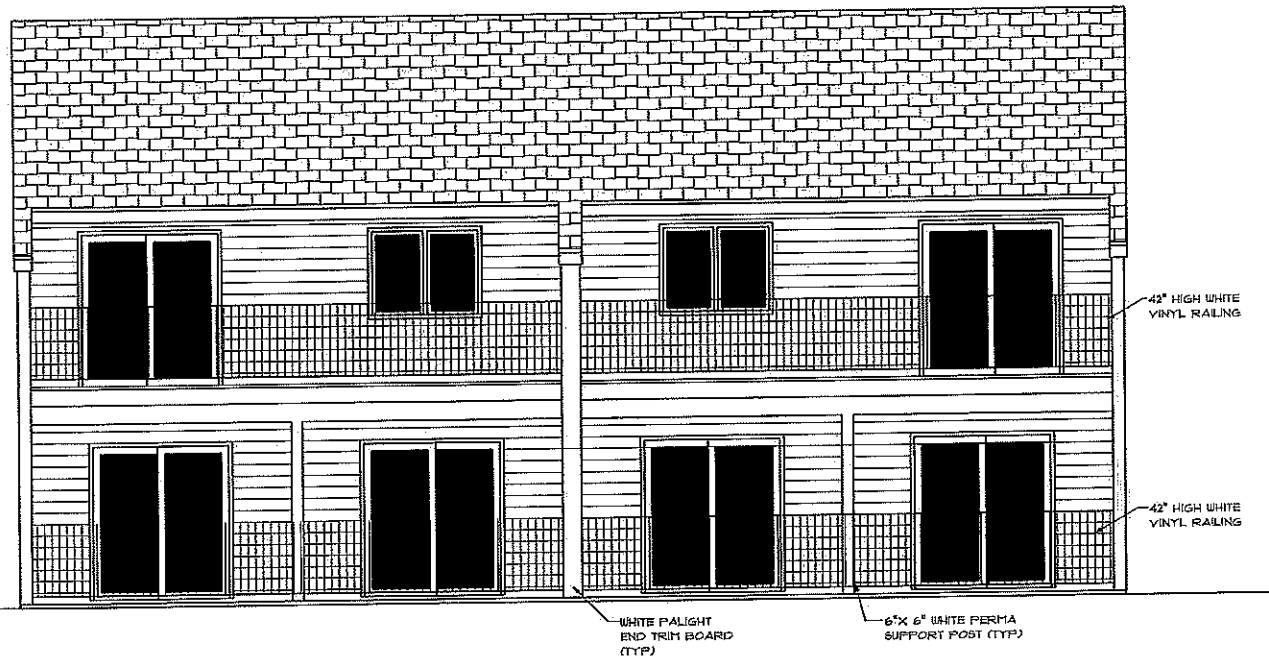


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## WEST ELEVATION

scale: 3/16" = 1'-0"



## NORTH ELEVATION

scale: 3/16" = 1'-0"

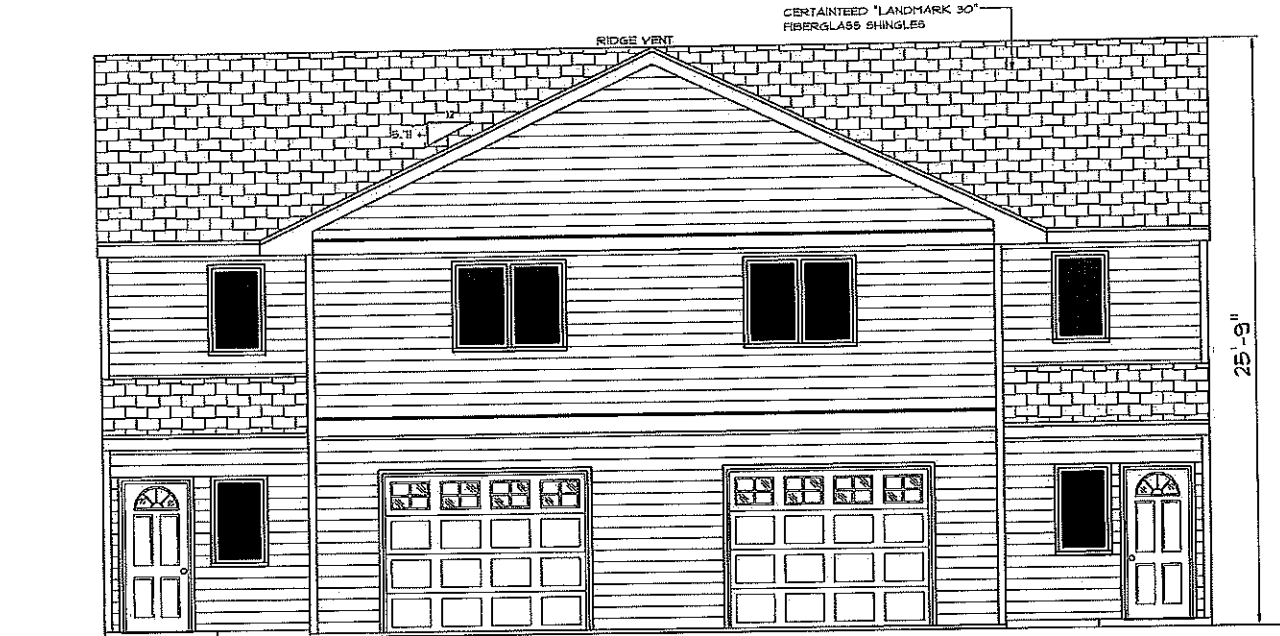
### ESTES DUPLEX

99 W. MAPLE STREET  
STURGEON BAY, WI 54235

3/2/2017

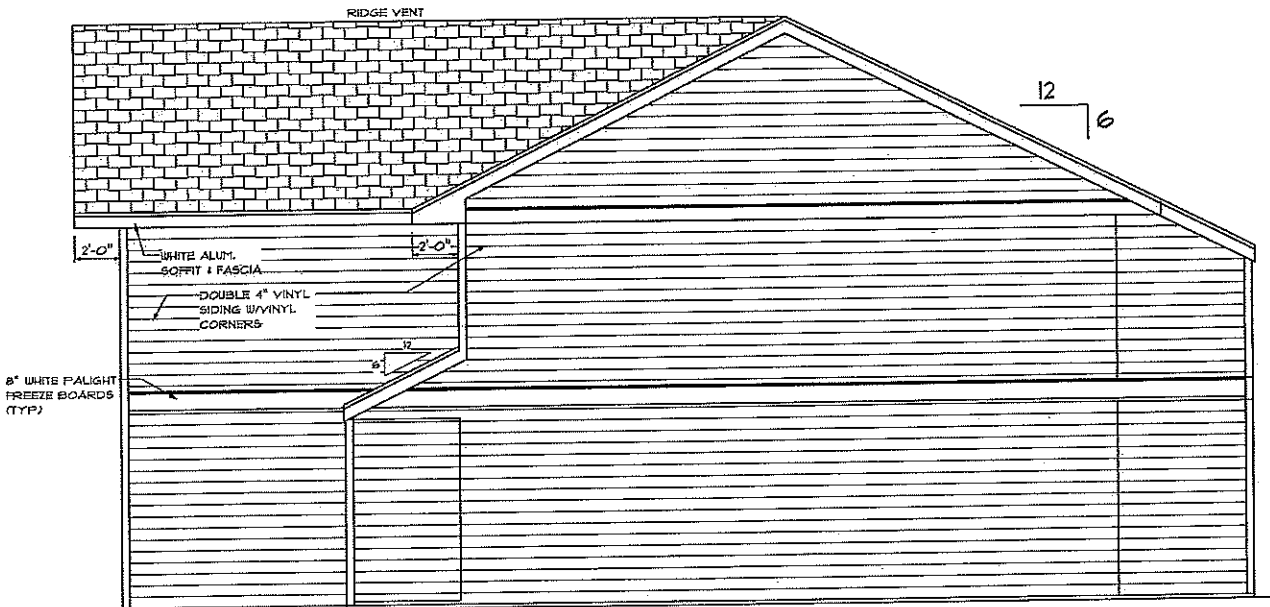


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## SOUTH ELEVATION

scale: 3/16" = 1'-0"



## EAST ELEVATION

scale: 3/16" = 1'-0"

### ESTES DUPLEX

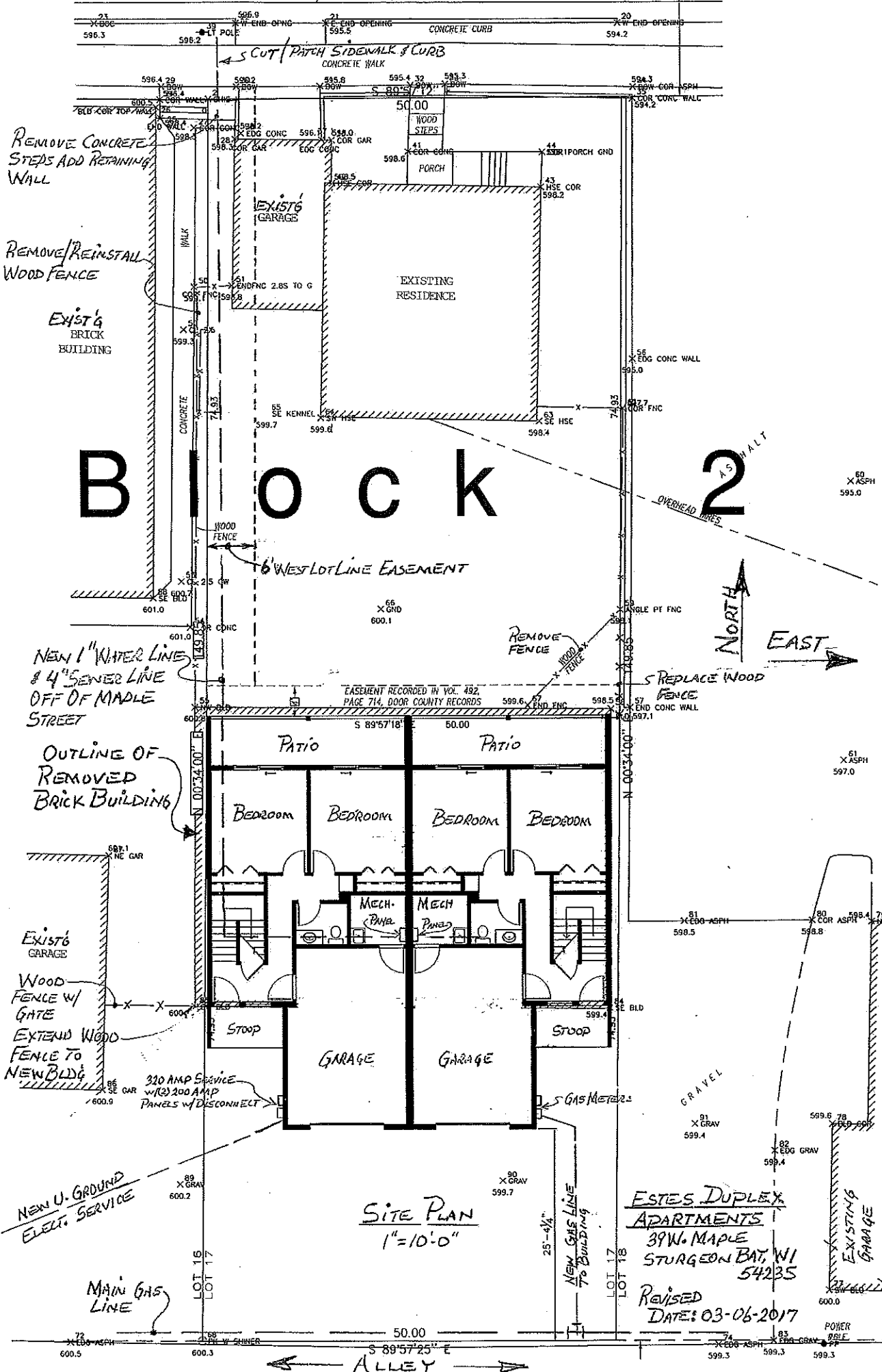
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3/2/2011



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# MAPLE STREET



# Block 2

REMOVE CONCRETE STEPS ADD RETAINING WALL

REMOVE/REINSTALL WOOD FENCE

EXIST'G BRICK BUILDING

NEW 1" WATER LINE & 4" SEWER LINE OFF OF MAPLE STREET

OUTLINE OF REMOVED BRICK BUILDING

EXIST'G GARAGE

WOOD FENCE W/ GATE

EXTEND WOOD FENCE TO NEW BLDG

NEW U-GROUND ELEC. SERVICE

MAIN GAS LINE

**SITE PLAN**  
1"=10'-0"

**ESTES DUPLEX APARTMENTS**  
39W MAPLE  
STURGEON BAY, WI 54235  
REVISED DATE: 03-06-2017

ALLEY



# Location Map

## Will Estes, LLC

### PUD Request - Duplex



Subject Area

